

# PLANNING COMMISSION

MEETING OF

SEPTEMBER 6, 2001

## AGENDA & MINUTES

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*City of Las Vegas*

COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**5:30 PM**

#### COMMISSIONERS BRIEFING:

##### PRESENT:

Craig Galati - Chairman  
Richard Truesdell - Vice Chairman  
Michael Buckley  
Steven Evans  
Byron Goynes  
Laura McSwain  
Stephen Quinn – Excused until 7:30 p.m.

##### STAFF PRESENT:

Robert Genzer – Planning & Development Dept.  
John Koswan - Planning & Development Dept.  
Chris Glore - Planning & Development Dept.  
Andrew Reed - Planning & Development Dept.  
Troy Jeschke – Planning & Development Dept.  
Bart Anderson - Public Works  
Qiong Liu – Public Works  
Bryan Scott - City Attorney's Office  
Deeny Araujo – City Clerk's Office  
Angela Crolli - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:30 P.M.

##### Item No. B-1, Z-0033-01:

Andrew Reed, Planning & Development Department, stated that this is the subdivision proposed for Farm Road and Fort Apache Road. The applicant is requesting abeyance until the September 20<sup>th</sup>, 2001 Planning Commission meeting in order to meet with staff regarding the open space for this project. Staff has no objection to a 2-week abeyance because the team overseeing that Planning Commission meeting is familiar with these applications.

##### Item B-4, Z-0061-01:

Andrew Reed, Planning & Development Department, indicated that this is the subdivision proposed for Torrey Pines and Hammer Lane. This item must be held in abeyance until the September 20<sup>th</sup>, 2001 Planning Commission so that a renotification can occur.

##### Item B-5, U-0123-01:

Andrew Reed, Planning & Development Department, indicated that this is the subdivision proposed for Torrey Pines and Hammer Lane. This item must be held in abeyance until the September 20<sup>th</sup>, 2001 Planning Commission so that a renotification can occur.

##### Item B-9, V-0062-01:

Andrew Reed, Planning & Development Department, explained that this is the proposed addition to the shopping center located at the northeast corner of Washington Avenue and Rancho Drive. The applicant has requested that this item be withdrawn without prejudice.

##### Item B-10, SD-0052-01:

Andrew Reed, Planning & Development Department, explained that this is the proposed addition to the shopping located at the northeast corner of Washington Avenue and Rancho Drive. The applicant has requested that this item be withdrawn without prejudice.

##### Item B-18-Z-0033-01(1) and Z-0034-01(1):

This is the subdivision proposed for Farm Road and Fort Apache Road. The applicant is requesting abeyance until the September 20<sup>th</sup>, 2001 Planning Commission meeting in order to meet with staff regarding the open space for this project. Staff has no objection to a 2-week abeyance because the team overseeing that Planning Commission meeting is familiar with these applications.

##### B-19, Z-0064-00(2):

Bart Anderson, Public Works, indicated that this is a review of conditions on a rezoning to C-2. The applicant is proposing an air conditioning training school and wants to be relieved of

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some of the conditions of approval. Some of them can be modified, but staff will ask that the other conditions remain. Chris Gore, Supervisor, Planning Supervisor, Planning & Development Department, added that the applicant understands that all other conditions of approval must be enforced.

Item C-2, Z-0016-96(4):

Bart Anderson, Public Works, stated that this is a request for a Site Development Plan Review for a townhomes subdivision. The private streets are not in compliance with the standards of the City of Las Vegas. The applicant will ask for a waiver, but staff will not grant it at this time. The applicant will have to come back with a Tentative Map that will include a waiver.

Item D-1, TA-0029-01:

Chris Gore, Planning Supervisor, Planning & Development Department, explained that this Text Amendment would allow Neonopolis signage for the project. The Special Use Permit will come before the Planning Commission on 9/20/01. At that time the applicant will provide a signage plan.

Mr. Reed adjourned the Briefing at 5:45 P.M.

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### ITEM

### ACTION

**6:00 PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

#### CALL TO ORDER:

6:01 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

#### ROLL CALL:

Craig Galati

Chairman

Richard Truesdell

Vice Chairman

Michael Buckley

Steven Evans

Byron Goynes

Laura McSwain

Stephen Quinn

Excused until 7:30 p.m.

#### ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,  
500 South Grand Central Parkway  
Senior Citizens Center,  
450 East Bonanza Road  
Clark County Courthouse,  
200 East Carson Avenue  
Court Clerk's Office Bulletin Board,  
City Hall Plaza  
City Hall Plaza, Special Outside Posting  
Bulletin Board

#### MINUTES:

Approval of the minutes of the August 9, 2001 Planning Commission meeting.

CHAIRMAN TRUESDELL called the meeting to order at 6:03 P.M.

#### STAFF PRESENT:

Robert Genzer, Director,  
Planning and Development Department  
John Koswan, Planning Manager,  
Planning and Development Department  
Chris Glore, Planning Supervisor,  
Planning and Development Department  
Andrew Reed, Senior Planner,  
Planning and Development Department  
Troy Jeschke, Planner II,  
Planning and Development Department  
Jody Donahue, Planning Technician,  
Planning and Development Department  
Bart Anderson, Project Engineer,  
Public Works  
Qiong Liu, Engineer,  
Public Works  
Bryan Scott, Deputy City Attorney,  
City Attorney's Office  
Deeny Araujo, Deputy City Clerk,  
City Clerk's Office  
Angela Crolli, Deputy City Clerk,  
City Clerk's Office

CHAIRMAN GALATI announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -**

**APPROVED**

**Unanimous with Galati abstaining because he was not present at the 8/9/01 meeting)  
(Quinn excused)**

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ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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**A.**

**CONSENT ITEMS:**

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

**A-1.**

**ABEYANCE - TM-0006-01 - AMERICAN CITY VISTA - SANDRA NORRIS 1990 LIVING TRUST**

Request for a Tentative Map for 409 lots on approximately 32 Acres adjacent to the northwest corner of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly). Note: The applicant has requested that this item be WITHDRAWN WITHOUT PREJUDICE.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: WITHDRAWN WITHOUT PREJUDICE

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

**Truesdell -  
WITHDRAWN WITHOUT PREJUDICE  
Unanimous  
(Quinn excused)**

ANDY REED, Planning and Development, stated that this item has been superseded by new applications. Therefore, in order for those new applications to continue, this old application needs to be withdrawn without prejudice.

ROBERT GENZER, Director, Planning & Development Department, stated that this applicant does no longer exist.

(6:10 - 6:14) 1 - 219)

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**A-2.**

**TM-0030-01 - LAULE BECKER II AND ERNIE BECKER**

Request for a Tentative Map for 1 lot on 4.8 Acres located adjacent to the northeast corner of Decatur Boulevard and Alta Drive (APN's 139-31-202-001 through 007), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED      N/A

APPROVALS      0

PROTESTS      0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. The Tentative Map shall be in conformance with Rezoning case (Z-0080-65), Site Development Plan Review [Z-0080-65(3)] and all other subsequent site-related actions.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City departments and State Subdivision Statutes.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. All addresses (and suite numbers if applicable) must be assigned by the Planning and Development Department staff in accordance with current City standards.

Goynes -

**APPROVED ITEM NOS. A-2 THROUGH A-4.**

**Unanimous with Truesdell abstaining Item A-2 because he has a business relationship with Mr. Becker, and Buckley and McSwain abstaining on Items A-2 and A-4 because they have a business relationship with the applicant (Quinn excused)**

CHAIRMAN GALATI stated this is a Consent item.

**Final Action**

(6:14 - 6:15) 1 - 284)

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**TM-0030-01 - LAULE BECKER II AND ERNIE BECKER**

*Public Works*

7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

8. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-80-65(3) and all other subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**APPROVED, SUBJECT TO THE CONDITIONS**

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A-3.

**TM-0040-00(1) - MONUMENT @ LONE MOUNTAIN UNIT 8 - STANPARK CONSTRUCTION COMPANY**

Request for an Extension of Time of an Approved Tentative Map for 31 lots on 5.44 Acres adjacent to the northwest corner of Stange Avenue and Cliff Shadows Parkway (APN: 137-01-201-019), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Tentative Map shall expire on September 28, 2002, unless a Final Map is recorded on all or a portion of the area embraced by the Tentative Map.

2. Conformance to all previous Conditions of Approval for the Monument @ Lone Mountain – Unit 8 Tentative Map (TM-0040-00), and all other subsequent site-related actions.

Goynes -

APPROVED ITEM NOS. A-2 THROUGH A-4.

Unanimous with Truesdell abstaining Item A-2 because he has a business relationship with Mr. Becker, and Buckley and McSwain abstaining on Items A-2 and A-4 because they have a business relationship with the applicant (Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

**Final Action**

(6:14 - 6:15) 1 - 284)

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**A-4.**

**A-0062-01(A) - JAVED AND KAHRA BUTTAR,  
ET AL ON BEHALF OF KB HOME NEVADA,  
INC.**

Petition to Annex for property generally located adjacent to the southwest corner of Buffalo Drive and Alexander Road, APN's: 138-09-501-006 and 007 and 017, containing approximately 6 Acres of land, Ward 4 (Brown).

NOTICES MAILED      N/A

APPROVALS      0

PROTESTS      0

STAFF RECOMMENDATION:    APPROVAL

Goynes -

**APPROVED ITEM NOS. A-2 THROUGH A-4.**

**Unanimous with Truesdell abstaining Item A-2 because he has a business relationship with Mr. Becker, and Buckley and McSwain abstaining on Items A-2 and A-4 because they have a business relationship with the applicant (Quinn excused)**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:14 - 6:15) 1 - 284)

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B.

## PUBLIC HEARING ITEMS:

B-1.

### ABEYANCE - RENOTIFICATION - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA

Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development – 5 Units per Acre) on approximately 10 Acres on the southwest corner of Farm Road and Teepee Lane (APN'S: 125-18-701-004, 009 through 011), PROPOSED USE: Single Family Residential, Ward 6 (Mack).

NOTICES MAILED      112 [9/06/01 PC]  
                                 112 [6/28/01 PC]  
                                 112 [6/14/01 PC]  
                                 112 [Mailed with Z-0033-01(1)]

APPROVALS      0

PROTESTS      0

STAFF RECOMMENDATION:      APPROVAL,  
subject to:

#### Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

#### Public Works

3. Dedicate appropriate public right-of-way adjacent and internal to these sites concurrent with development of these sites. Final dedication will be determined upon submittal of individual site plans. Half-street dedications of less than 30 feet in width will not be accepted unless the developer provides proof of existing rights for the opposite side of the proposed street.

Truesdell -

### **ABEYANCE TO 9/20/01 PLANNING COMMISSION**

**Unanimous with Buckley abstaining because he does legal work for Pardee Construction Company (Quinn excused)**

ANDY REED, Planning and Development, stated that the applicant requested this item be held in abeyance until the 9/20/01 Planning Commission meeting to meet with staff regarding the open space for the project.

APRIL McGRIFF, Bossard Developer Services, 2920 North Green Parkway, Suite #814, appeared on behalf of the applicant and requested that the item be held in abeyance to the 9/20/01 Planning Commission meeting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on September 20, 2001.**

(6:06 - 6:07) 1 - 75

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**ABEYANCE - RENOTIFICATION - Z-0033-01**  
**- PARDEE CONSTRUCTION COMPANY**  
**NEVADA**

4. Construct appropriate half-street improvements, including overpaving, adjacent and internal to these sites concurrent with development of these sites. Final half-street construction requirements will be determined upon submittal of individual site plans. All required improvements shall be constructed to meet Town Center Residential Standards.

5. Provide a minimum of two lanes of paved, legal access to each site along a logical route concurrent with development of each site.

6. Extend public sewer to the west edge of this site in the Farm Road, Severance Lane and Elkhorn Road alignments to locations acceptable to the City Engineer concurrent with development of these parcels. Provide public sewer easements for public sewers not located within existing public street right-of-way prior to the issuance of any permits or recordation of any Final Map.

7. A Traffic Impact Analysis must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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**ABEYANCE - RENOTIFICATION - Z-0033-01**  
**- PARDEE CONSTRUCTION COMPANY**  
**NEVADA**

concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

9. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews.

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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**B-2.**

**ABEYANCE - RENOTIFICATION - V-0005-01**  
**- SANDRA NORRIS 1990 LIVING TRUST ON**  
**BEHALF OF AMERICAN CITY VISTA**

Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 296,208 SQUARE FEET (6.8 ACRES) IS THE MINIMUM REQUIRED on approximately 32 Acres located on the northwest corner of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly). Note: The applicant has requested that this item be WITHDRAWN WITHOUT PREJUDICE.

NOTICES MAILED      315 [Mailed with Z-0001-01(1)]  
                                 314 [Mailed with Z-0001-01(1) 3/22/01 PC]

APPROVALS      0

PROTESTS      0 [3/22/01 PC]  
                         2 [Within Notification 3/8/01 PC]

STAFF RECOMMENDATION:    WITHDRAWAL  
WITHOUT PREJUDICE

Truesdell -  
**WITHDRAWN WITHOUT PREJUDICE**  
Unanimous  
(Quinn excused)

ANDY REED, Planning and Development, stated that this item has been superseded by new applications. Therefore, in order for those new applications to continue, this old application needs to be withdrawn without prejudice.

ROBERT GENZER, Director, Planning & Development Department, stated that this applicant does no longer exist.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

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**B-3.**

**ABEYANCE - RENOTIFICATION - Z-0001-01(1) - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA**

Request for a Site Development Plan Review and a Waiver of the Required Perimeter Landscaping FOR A 409 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 32.5 Acres at the northwest corner of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly). Note: The applicant has requested that this item be WITHDRAWN WITHOUT PREJUDICE.

NOTICES MAILED      315 [Mailed with V-0005-01]  
                                 314 [3/22/01 PC]

APPROVALS      0

PROTESTS      0 [3/22/01 PC]  
                         2 [2 Inside Notification 3/8/01 PC]

STAFF RECOMMENDATION: NO  
RECOMMENDATION. If Approved, subject to:

Planning and Development

1. If the associated Variance (V-0005-01) to open space requirements is denied, this Site Development Plan Review shall be void and a new application must be submitted.

2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

3. The site plan shall be revised to depict an additional 15,200 square feet of common open space by deleting proposed lots 28, 56, 301, 302, 303, and 304 and provide common open space with an area for a tot-lot (lots 302, 303, and 304).

Truesdell -  
**WITHDRAWN WITHOUT PREJUDICE**  
Unanimous  
(Quinn excused)

ANDY REED, Planning and Development, stated that this item has been superseded by new applications. Therefore, in order for those new applications to continue, this old application needs to be withdrawn without prejudice.

ROBERT GENZER, Director, Planning & Development Department, stated that this applicant does no longer exist.

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**ABEYANCE - RENOTIFICATION - Z-0001-01(1) - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA**

4. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 4 feet to the front of the garage, 5 feet on the side, 10 feet on the corner side, and 5 feet in the rear.

5. The applicant shall work with Planning and Development Department staff to develop methods of breaking up the visual monotony of residence fronts along the streets.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

**Public Works**

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

WITHDRAWN WITHOUT PREJUDICE

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**ABEYANCE - RENOTIFICATION - Z-0001-01(1) - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA**

10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

11. Site development to comply with all applicable conditions of approval for Z-01-01, the required Traffic Impact Analysis, and all other site-related actions.

WITHDRAWN WITHOUT PREJUDICE

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**B-4.**

**Z-0061-01 - MURI AND ANGELINE MELWANI  
TRUST ON BEHALF OF RL HOMES**

Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) of 3.65 Acres on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), PROPOSED USE: 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

NOTICES MAILED 513 [Mailed with U-0123-01]

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. The overall residential density is limited to a maximum of 5.50 dwelling units per acre.

3. All development shall be subject to the development standards for the R-1 (Single Family Residential) zoning district as set forth in Section 19A.08 of the Las Vegas Zoning Code.

4. Conformance to all applicable conditions of approval for Special Use Permit application (U-0123-01).

Public Works

5. Construct half-street improvements on Hammer Lane and Fisher Avenue and construct all incomplete half-improvements on Torrey Pines Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Truesdell -

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

**Unanimous**

**(Quinn Excused)**

ANDREW REED, Planning and Development, stated that this application is for a subdivision proposed for Torrey Pines Drive and Hammer Lane. An error occurred in the notification. Therefore, this item needs to be held in abeyance to the 9/20/01 Planning Commission meeting so that a correct notification can be sent out.

The applicant was not present, and CHAIRMAN GALATI verified with staff that the applicant was aware of the abeyance.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on September 20, 2001.**

(6:07 - 6:09) 1 - 122

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TRUST ON BEHALF OF RL HOMES**

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a final map, whichever may occur first, if allowed by the City Engineer.

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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ACTION

**B-5.**

**U-0123-01 - MURI AND ANGELINE MELWANI  
TRUST ON BEHALF OF RL HOMES**

Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED 18-LOT SUBDIVISION on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 Mack).

NOTICES MAILED 513 [Mailed with Z-0061-01]

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. The private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall be a minimum width of thirty-nine feet.

3. The proposed private streets shall meet the minimum construction standards for public streets.

4. The street name signs for private streets shall bear the words "privately maintained," and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctively from that used in connection with public streets.

5. The Tentative Map application for the proposed residential subdivision on this site shall demonstrate compliance with all provisions of the Las Vegas Municipal Code applicable to private streets, including the provision of a separate lot for private streets.

Truesdell -

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

**Unanimous**

**(Quinn Excused)**

ANDREW REED, Planning and Development, stated that this application is for a subdivision proposed for Torrey Pines Drive and Hammer Lane. An error occurred in the notification. Therefore, this item needs to be held in abeyance to the 9/20/01 Planning Commission meeting so that a correct notification can be sent out.

The applicant was not present, and CHAIRMAN GALATI verified with staff that the applicant was aware of the abeyance.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on September 20, 2001.**

(6:07 - 6:09) 1 - 122

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## **U-0123-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES**

6. Conformance to all applicable conditions of approval for Rezoning application (Z-0061-01).

### **Public Works**

7. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access roadway shall be designed, located and constructed in accordance with Standard Drawing #222a. Gated access, if proposed concurrent with development or in the future, shall be designed, located and constructed in accordance with Standard Drawing #222a. As shown this site plan does not accommodate access gates.

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, multi-use trails, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-61-01, on this same agenda.

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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ACTION

**B-6.**

**V-0023-89(3) - JAY AND CAROL HARRISON**

Required Two Year Review of an Approved Variance WHICH ALLOWED THE RELOCATION OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 265 FEET AND 110 FEET RESPECTIVELY FROM TWO EXISTING OFF-PREMISE ADVERTISING SIGNS (BOTH ACROSS CHARLESTON BOULEVARD), WHERE A 300 FOOT SEPARATION IS REQUIRED located on the south side of Charleston Boulevard approximately 460 feet east of Lindell Road (APN: 163-01-501-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 255

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. This Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(Quinn excused)**

TROY JESCHKE, Planning and Development, stated that in the original request the applicant relocated an existing off-premise advertising sign along the south side of Charleston Boulevard, in front of the Plant World Nursery. Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign is no longer appropriate. Staff finds the continued off-premise sign use on this site is appropriate and that no significant changes have occurred in the area. Therefore, staff recommended approval.

MR. R. VanNOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions, but asked for a longer review period.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSION BUCKLEY moved for approval and stated that the two-year review is an appropriate time.

**To be heard by the City Council on October 17, 2001.**

(6:15 - 6:16) 1 – 335

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**V-0023-89(3) - JAY AND CAROL HARRISON**

**APPROVED, SUBJECT TO CONDITIONS**

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the central support pole.

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ACTION

**B-7.**

**V-0046-89(3) - BOLOGNESE FAMILY TRUST**

Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 87

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

*Planning and Development*

1. The Variance shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(Quinn excused)**

TROY JESCHKE, Planning and Development, indicated that when this Variance was approved by the City Council in 1989 the zoning code allowed at that time off-premise signs requiring both Special Use Permits and Variances to be approved by means of the Variance alone. Staff finds that in this case the continued off-premise sign use on the subject site is appropriate and that no significant changes have occurred in the area since the last review. Therefore, staff recommended approval.

MR. R. VanNOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY pointed out that even though he does not like the idea of signs at this location, he feels that the sign would be appropriate for another two years.

**To be heard by the City Council on October 17, 2001.**

(6:16 - 6:18) 1 - 404

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**V-0046-89(3) - BOLOGNESE FAMILY TRUST**

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

**APPROVED, SUBJECT TO CONDITIONS**

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ACTION

**B-8.**

**V-0072-88(3) - HORSESHOE CLUB  
OPERATION COMPANY**

Required Three Year Review of an Approved Variance WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED at 601 North Main Street (APN: 139-27-310-094), M (Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0  
2 [Speakers at Meeting]

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. This Variance shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(Quinn excused)**

TROY JESCHKE, Planning and Development, stated that the off-premise advertising billboard sign is located along the north side of Bonanza Road, adjacent to the Union Pacific Railroad, within an industrial area. Staff finds in this case the continued off-premise sign use on the subject site is appropriate and that no significant changes have occurred in the area since the last review. Therefore, staff recommended approval.

MR. R. VanNOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

AL GALLEG0, Citizen of Las Vegas, and TODD FARLOW, 240 North 19<sup>th</sup> Street, asked that the review be changed to one year because there have been changes in this particular area.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on October 17, 2001.**

(6:18 - 6:21) 1 – 470

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3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

**APPROVED, SUBJECT TO CONDITIONS**

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ACTION

**B-9.**

**V-0062-01 - VILLAGE CENTER, INC.**

Request for a Variance TO ALLOW 333 PARKING SPACES WHERE 382 PARKING SPACES ARE THE MINIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED ADDITION TO AN EXISTING SHOPPING CENTER at 1000-1064 North Rancho Drive (APN: 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 176 [Mailed with SD-0052-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL, if approved, subject to:

Planning and Development

1. If this Variance is not exercised within two (2) years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. Any change in use requires a parking analysis be reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or certificate of occupancy.

3. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

4. This Variance shall be subject to a two (2) year review.

**Truesdell -  
WITHDRAWN WITHOUT PREJUDICE  
Unanimous  
(Quinn excused)**

ANDREW REED, Planning and Development, explained that this proposed addition to the shopping center is located on the northeast corner of Washington and Rancho Drive. The applicant requested that the items be withdrawn without prejudice.

The applicant was not present. CHAIRMAN GALATI verified with DEPUTY CITY ATTORNEY BRYAN SCOTT that the applicant does not need to be present for this item to be withdrawn. MR. REED added that the applicant submitted a letter requesting that Item B-9, V-0062-1 and B-10, SD-0052-01, be withdrawn.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:09 - 6:10) 1 – 1157

# PLANNING COMMISSION

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**B-10.**

**SD-0052-01 - VILLAGE CENTER, INC.**

Request for a Site Development Plan Review and a Waiver of all Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 2,400 SQUARE FOOT ADDITION TO AN EXISTING 72,038 SQUARE FOOT SHOPPING CENTER located at 1000 through 1064 North Rancho Drive (APN: 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 176 [Mailed with V-0062-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The out-parcel (pad) site along the Rancho Drive frontage shall be incorporated as part of the parking lot to accommodate the additional parking required by this development.

3. The applicant shall meet with representatives from the Nevada Department of Transportation to discuss the location, size, and number of driveways allowed onto Rancho Drive.

4. The site plan shall be revised to depict a minimum of eight handicap accessible parking spaces that are in compliance with the requirements of section 19A.10.010(G) of the Las Vegas Zoning Code.

5. The site plan shall be revised to indicate the removal of all parallel parking along the front of the easternmost retail building.

**Truesdell -  
WITHDRAWN WITHOUT PREJUDICE  
Unanimous  
(Quinn excused)**

ANDREW REED, Planning and Development, explained that this proposed addition to the shopping center is located on the northeast corner of Washington and Rancho Drive. The applicant requested that the items be withdrawn without prejudice.

The applicant was not present. CHAIRMAN GALATI verified with DEPUTY CITY ATTORNEY BRYAN SCOTT that the applicant does not need to be present for this item to be withdrawn. MR. REED added that the applicant requested submitted a letter requesting that Item B-9, V-0062-1 and B-10, SD-0052-01, be withdrawn.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:09 - 6:10) 1 – 1157

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**SD-0052-01 - VILLAGE CENTER, INC.**

**WITHDRAWN WITHOUT PREJUDICE**

6. The landscape plan shall be revised to depict a minimum 15-foot wide landscape planter along the Rancho Drive frontage and Dune Drive frontage (where applicable) and minimum 8-foot wide planters along the remaining (interior) property lines.

7. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters

8. The landscape plan shall be revised to indicate parking lot landscape islands at a rate of one island for every six parking spaces. Each parking lot landscape island shall include one 24-inch box tree with four 5-gallon size shrubs.

9. No signage shall be allowed on the north or east sides of the proposed building.

10. Lighting shall utilize 'shoe-box' fixtures and downward directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 25 feet in height and shall utilize 'shoe-box' fixtures and downward directed lights.

11. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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#### **SD-0052-01 - VILLAGE CENTER, INC.**

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All City Code requirements and design standards of all City departments must be satisfied.

16. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

#### Public Works

17. Construct all incomplete half-street improvements (sidewalk) on Rancho Drive adjacent to this site concurrent with development of this site.

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.)

19. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.

20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine

**WITHDRAWN WITHOUT PREJUDICE**

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**SD-0052-01 - VILLAGE CENTER, INC.**

area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

21. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

**WITHDRAWN WITHOUT PREJUDICE**

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ACTION

**SD-0052-01 - VILLAGE CENTER, INC.**

22. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

23. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

**WITHDRAWN WITHOUT PREJUDICE**

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ACTION

**B-11.**

**V-0064-01 - ASTORIA IRON MOUNTAIN  
SOUTH, LIMITED LIABILITY COMPANY**

Request for a Variance TO ALLOW 1.26 ACRES (54,749 SQUARE FEET) OF OPEN SPACE WHERE 1.8 ACRES (78,408 SQUARE FEET) IS THE MINIMUM REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on the southeast corner of Fort Apache Road and Iron Mountain Road (APN: 125-08-101-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 141

APPROVALS 0

PROTESTS 1  
1[Letter received 9/6/01]  
5 [Speakers at Meeting]

STAFF RECOMMENDATION: DENIAL, if approved subject to:

Planning and Development

1. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

**Truesdell -  
DENIED**

**Unanimous with Buckley abstaining because his law firm works for Astoria Homes and McSwain abstaining due to legal matters involved with Astoria Homes (Quinn excused)**

ANDREW REED, Planning and Development, noted that staff finds no evidence of unique or extraordinary circumstances associated with this site. The applicant has created a self-imposed hardship by proposing to develop this single family residential development without the minimum required open space. Staff notes that the applicant is requesting to reduce the minimum open space requirement by 30%, which staff finds represents excessive deviation in the City Code requirement. In view of the absence of any hardships imposed by the site's physical characteristics, such as exceptional narrowness, shallowness or shape or exceptional typographic conditions, staff concludes that the applicant's hardship is financial in nature and thereby outside of the realm of Nevada Revised Statutes Chapter 278 for granting a Variance. Therefore, staff finds that the request of the Variance is not warranted and should be denied.

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Astoria Homes together with SHARON BEESLY, Astoria Homes, 9555 Del Webb Boulevard. ATTORNEY AMICK explained that the plan for Iron Mountain Road and Fort Apache Road was approved a month ago with the condition that the applicant obtain the required open space. However, at this time the applicant requests the waiver of the open space requirement because when the open space was calculated, pedestrian corridors on three side of Brent, Fort Apache Road and Iron Mountain Road were calculated as useable open space. Secondly, there is a 4673 square foot park with a playground that will be accessible via landscaped sidewalks throughout the interior of the project.

A similar project at Parkside Village has a larger park space and is not being used by the residents. They prefer larger backyards. Lastly, ATTORNEY AMICK pointed out that there might be a trail corridor on Iron Mountain Road and this might mitigate the additional open space.

CHAIRMAN GALATI declared the Public Hearing open.

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**V-0064-01 - ASTORIA IRON MOUNTAIN  
SOUTH, LIMITED LIABILITY COMPANY**

CAROL LeDUC, 7575 Rome Boulevard, stated that the 750 feet of backyards is not her idea of a place to play ball. The applicant should do away with four or five properties in order to provide the open space. The standards should not be waived and asked that the Board deny the request.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that the trails should not be used as part of the open space requirements and the applicant should agree to the open space standards.

LOUISE RUSKAMP, 8500 Log Cabin Way, indicated that the standards should be adhered to, especially when there are insufficient open spaces. Parks are important to a community. This developer continues to ask for open space waivers for every project that has come in the northwest. Additionally, this developer has not developed the designated trails. She also asked that the Board deny the Variance.

JOHN WIRTZ, 8905 Big Plantation Avenue, stated that the plan was established for a reason. People pride themselves in building master planned communities. This area has homes ranging in the \$400,000 and people are concerned that this Variance will decrease their property values.

STACEY WIRTZ, 8905 Big Plantation Avenue, indicated that the infrastructure in this particular area is new and underdeveloped. There is enough open space to plan many things. Not providing the open space would only save the applicant money, not the area residents.

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY AMICK indicated that to mitigate the residents' concerns the project was approved to 5.45 units per acre. He believes they have a have made a good effort negotiating on the density.

MS. BEESLY added that the company has experience with development in this area. There open space located in the Parkside Village development has been vandalized; basketball and volleyball courts have been destroyed. When she mentioned that most of the children spend time in their own backyards, COMMISSIONER GOYNES asked whether she had specific written statistics. MS. BEESLEY replied that she did not, but that she hears this from homebuyers.

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**V-0064-01 - ASTORIA IRON MOUNTAIN  
SOUTH, LIMITED LIABILITY COMPANY**

ATTORNEY AMICK indicated that losing four units would create a financial hardship. However, he feels they are providing the needs for those people who purchase Astoria Homes. MS. BEESLEY was surprised that a Variance needed to be filed because they were able to include the perimeter open space as part of their open space on other projects. Pedestrian corridors are provided in the area.

MS. BEESLEY discussed with COMMISSIONER EVANS that the original site had 14 units to the acre and with the community's input it was scaled down to 8. At that point, they decided that six would be a better number, ending up with 5.45, which was more appealing to the neighborhood. CHAIRMAN GALATI added that he recalls the Planning Commission approving a plan that had the open space in the center. Therefore, his concern is that the Board would vote on a plan that is different from what was originally presented. MS. BEESLEY replied that engineering changes were made. Significant flows run west to east on this property and the street that abuts the Spring Mountain Ranch Project does help with these flows. There is a drainage easement that needs to be accommodated through the development, and as far as the lots, the other concept had the streets going east and west and now these streets go north and south with the lots running east and west. This is due to the grading and the slope of the entire development itself.

COMMISSIONER TRUESDELL stated that making adjustments to the lot depths could provide the required open space. The community needs to expect adherence to the plans. MS. BEESLEY reiterated that the lots are designed in this manner due to engineering reasons. The bottom lots need to be longer toward the lower end of the grade to provide some type of berming instead of having retaining walls. COMMISSIONER TRUESDELL indicated that he could not support reducing the open space on this particular plan.

COMMISSIONER GALATI echoed COMMISSIONER TRUESDELL's comments. The idea is to have a trade off for densities. The open space needs to be provided for those people in that community. He would like to see a market study that says homeowners do not want an open space in the neighborhood. He does not believe that to be the case. Open space is usually advertised as an amenity when one looks for a home within a development. The open space would be more attractive and the kids would not have to play in the streets.

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V-0064-01 - ASTORIA IRON MOUNTAIN  
SOUTH, LIMITED LIABILITY COMPANY

COMMISSIONER EVANS added that the hardship is entirely self-imposed and moved for denial.

**Final Action**

(6:21 - 6:41) 1 – 546

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ACTION

**B-12.**

**U-0097-00(1) - PARKWAY RETAIL CENTRE,  
LIMITED LIABILITY COMPANY**

Required One Year Review of an Approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN EXISTING GROCERY STORE (TRADER JOE'S) on the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-312-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 362

APPROVALS 0  
1 [Letter received 9/6/01]  
1 [Speaker at Meeting]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to all applicable Conditions of Approval for Special Use Permit U-0097-00.
2. Conformance to all applicable Conditions of Approval for Rezoning Z-0131-94 and Site Development Plan Review Z-0131-94(5).
3. All City Code requirements and all City departments' design standards shall be met.

McSwain -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(Quinn excused)**

TROY JESCHKE, Planning and Development, stated that Section 19A.04.050 of the Las Vegas Zoning Code establishes requirements for alcohol related uses. Staff finds those requirements were in effect when this was approved, and that this use meets those requirements. The sale of the alcohol takes place as an accessory use to the existing Trader Joe Store. Staff finds there have been no major changes in the last year to warrant removal of this use. In reviewing crime statistics for the last year, staff finds there were four service calls to the site, which is considered to be insignificant of a level by the Las Vegas Metropolitan Police Department. Therefore, staff recommended approval.

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The store is located in a center on Buffalo Drive and Washington Avenue. He concurred with staff's recommendations.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in support of the business, mostly because the store has an appropriate balance between the liquor and other items.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on October 17, 2001.**

(6:41 - 6:43) 1 – 1240

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ACTION

**B-13.**

**U-0121-01 - WEST SAHARA ASSOCIATES  
ON BEHALF OF PLAY IT AGAIN SPORTS**

Request for a Special Use Permit TO ALLOW SECONDHAND SALES IN CONJUNCTION WITH A SPORTING GOODS BUSINESS (PLAY IT AGAIN SPORTS) located at 6360 West Sahara Avenue (APN's: 163-02-816-001 and 163-02-801-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 176

APPROVALS 1  
1 [Speaker at Meeting]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

2. No outdoor display, sales or storage of any merchandise is permitted.

3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

4. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(Quinn excused)**

TROY JESCHKE, Planning and Development, indicated that the applicant's justification letter states that there are proposing to sell used sporting goods at this location, in conjunction with a retail establishment. Section 19A.04.050 of the Las Vegas Zoning Code requires that secondhand dealers shall conform to certain criteria, including that no outdoor display or sale or storage of merchandise shall be permitted. Staff finds the proposed secondhand dealer can be operated in the manner that is compatible with the surrounding commercial uses. Therefore, staff recommended approval.

ATTORNEY TOM AMICK, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The applicant is a franchisee for Play It Again Sports and wants to move into a vacant area in the commercial center at West Sahara Avenue and Torrey Pines Drive. This franchise store takes in used sports equipment to resell them, as well as new equipment.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that this type of secondhand stores are necessary for those people who cannot afford a brand new sport equipment.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on October 17, 2001.**

(6:43 - 6:46) 1 – 1341

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ACTION

**B-14.**

**U-0122-01 - ARTHUR AND KATHY COLE**

Request for a Special Use Permit FOR A PROPOSED CHURCH at 3000 Holly Avenue (APN's: 139-20-301-013 and 014), R-E (Residence Estates) Zone, Ward 5 (Weekly).

NOTICES MAILED 180

APPROVALS 0  
2 [Speakers at Meeting]

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. Conformance to all Minimum requirements under Title 19A.040.050 for a church/house of worship use.

3. The applicant shall submit a Site Development Plan Review prior to the construction of new buildings.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Holly Avenue, 30 feet for Ferrell Street and a 15-foot radius on the northeast corner of Holly Avenue and Ferrell Street prior to the issuance of any permits.

5. Construct half-street improvements on Holly Avenue and Ferrell Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Goynes -

**ABEYANCE TO 10/04/01 PLANNING COMMISSION  
Motion carried with Buckley and McSwain voting NO  
(Quinn excused)**

ANDREW REED, Planning and Development, explained that the applicant's justification letter states that services are intended to be held in a portion of the existing house. The justification letter also indicates that a Site Development Plan Review application will be submitted prior to construction of a new building proposed for the west portion of the site. Staff finds the proposed church will be compatible with the residential land uses in the area and will not adversely affect the surrounding properties. Staff recommended approval.

A representative appeared together with PASTOR MARY GASTON. He stated that before the meeting they addressed the adjacent neighbors' concerns, which no longer oppose the proposed church. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

NORMA ANDERSON stated that she has lived in this particular area since 1959, and that the community slowly is being upgraded. She does not object to the church, but asked that the applicant meet with the neighbors to discuss their intention on how they will mitigate the residents' concerns. She does not want this church to become similar to other churches that are only used two days a week. However, she believes that PASTOR GASTON is willing to discuss their concerns.

KIMBERLY PIKYAVIT, 3001 Holly Avenue, indicated that she spoke with the applicant before the meeting and supports the proposed church.

CHAIRMAN GALATI declared the Public Hearing closed.

CHAIRMAN GALATI verified with MR. REED that the applicant would need to come back before the Planning Commission for a Site Development Plan Review prior to construction. The applicant indicated that they propose a new building and parking lot on the west portion of the site.

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### ACTION

#### U-0122-01 - ARTHUR AND KATHY COLE

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #224.

8. Provide a copy of a recorded Joint Access and Parking Agreement between both parcels comprising this overall site, or submit a Reversionary Map to remove the existing lot line between the two parcels prior to the issuance of any permits.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes

COMMISSIONER TRUESDELL asked whether the road improvements on Holly Avenue have been done. BART ANDERSON, Public Works, replied that one condition of approval requires that the applicant construct all incomplete half street improvements. Currently, it is only adjacent to the site and they would have to be constructed prior to the issuance of a Certificate of Occupancy or the exercise of the use. The applicant would need at least to be bonded.

COMMISSIONER TRUESDELL discussed with the applicant's representative that the church currently meets in an office located in the Moulin Rouge Hotel.

ARTHUR COLE, 3000 Holly Avenue, explained for COMMISSIONER TRUESDELL that the horse corral located on the property would be removed upon approval of the application. COMMISSIONER TRUESDELL indicated that his biggest concern is the economic investment that is needed in bringing this property to its completion. Sometimes items are brought before the Board before the economic question can be answered as to how these projects would be completed. The Board is being asked to grant waivers after the fact.

COMMISSIONER GOYNES stated that his understanding is that the Special Use Permit is contingent upon the sale of the property. He is glad to hear that PASTOR GASTON is willing to work with the residents. He recommended that the item be held in abeyance until a neighborhood meeting can be held so that the applicant can show the residents the plan for the proposed church. He pointed out that currently Ward 5 has a church at almost every corner. He called for all ministers to join into one large place of worship, instead of having many churches the size of one or two bedrooms homes.

PASTOR GASTON replied that there are many young people that attend services. The congregation has grown and they need additional room. She is doing her outmost to help the young people of this community. COMMISSIONER GOYNES indicated that he does not object to the church, but reiterated that pastors join to worship together so that all communities are not divided. PASTOR GASTON rebutted that the community is not being divided.

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### ACTION

#### **U-0122-01 - ARTHUR AND KATHY COLE**

shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

10. Meet with the Flood Control Section of the Department of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first.

COMMISSIONER GOYNES discussed with COMMISSIONER McSWAIN that he does not know the location of the closest church to this particular site. However, he knows that there are few churches on Holly Avenue. COMMISSIONER McSWAIN's concern was that there would be a situation where several applications for churches would be filed on the same street.

COMMISSIONER EVANS asked how an abeyance would benefit this item since the neighbors support the church. In addition, staff recommended approval. COMMISSIONER GOYNES replied that the neighbors want to make sure that the church's primary function seven days a week is that of a church, and that the residents are comfortable with the plan. PASTOR GASTON replied that the intention is to make this a seven days a week church.

COMMISSIONER BUCKLEY indicated that this item could move along since the residents would have an opportunity to give their input at the time the Site Development Plan Review occurs at a public hearing before the Planning Commission. He verified with MR. REED that a Special Use Permit would be required for any additional uses beyond what they are proposing. The approval of this particular Special Use Permit is strictly for a church.

**To be heard by the Planning Commission on October 4, 2001.**

(6:46 - 7:04) 1 – 1456

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ITEM

ACTION

**B-15.**

**SD-0054-01 - CITY OF LAS VEGAS**

Request for a Site Development Plan Review FOR A RENOVATION AND 54,148 SQUARE FOOT ADDITION TO AN EXISTING COMMUNITY CENTER located on the southeast corner of Lake Mead Boulevard and "J" Street (APN's: 139-21-703-014 and 015) C-V (Civic) Zone, Ward 5 (Weekly).

NOTICES MAILED 279

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations.

3. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

**Goynes -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(Quinn excused)**

ANDREW REED, Planning and Development, stated that the site is currently developed as the Doolittle Community Center. The site plan indicates that additions will be made to the northwest corner of the existing building. Existing landscape planters adjacent to Lake Mead Boulevard and "J" Street will be enhanced with additional palm and pine trees. The elevations indicate the additions will consist of alternating courses of split-face and smooth-face concrete block, painted plaster exterior material, and zinc accent panels. Staff finds the proposed development will be compatible to the public facility uses in the immediate area and recommended approval.

DAVID ROARK, Manager, Real and Asset Management, Public Works Department, explained that the City is anticipating commencing construction in January 2002. This major renovation is desperately needed in this part of town. It will bring a modern look to the area and match the Agassi School that has been completed and is located across the street.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GOYNES stated that this is an excellent project, one that will enhance the area. CHAIRMAN GALATI concurred and commended the Office of Architectural Services for a great project.

**To be heard by the City Council on October 3, 2001.**

(7:04 - 7:07) 1 - 2152

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ACTION

## **SD-0054-01 - CITY OF LAS VEGAS**

**APPROVED, SUBJECT TO CONDITIONS**

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City departments must be satisfied.

### **Public Works**

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

**B-16.**

**Z-0167-94(1) - STRATOSPHERE GAMING CORPORATION**

Request for a Site Development Plan Review and a Waiver of The Downtown Centennial Plan Parking Lot Standards FOR A PROPOSED AMUSEMENT/THRILL RIDE located at 2000 and 2035 Las Vegas Boulevard South (APN's: 162-03-401-001, 162-03-301-016, and 162-03-410-001 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).

NOTICES MAILED 157

APPROVALS 3  
1 [Speaker at Meeting]  
239 [Petition submitted at meeting]

PROTESTS 84  
20 [Speakers at Meeting]  
209 [Petition submitted at meeting]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The landscape plan shall be amended to depict 24-inch box deciduous trees planted 30-feet on center along the Las Vegas Boulevard frontage and the interior alleyway. Four 5-gallon size shrubs shall be planted in addition to each tree.

3. The landscape plan shall be revised to indicate minimum eight-foot wide landscape planters adjacent to both the north and south property lines, with 24-inch box trees planted every 30 feet on center.

**Evans - DENIED**

**Motion carried with Quinn and Goynes voting NO and Buckley abstaining due to the fact Stratosphere Hotel/Casino is a client of his law firm and Truesdell abstaining due to the fact his firm manages a shopping center within the area.**

NOTE: COMMISSIONER EVANS stated that the attorney's firm representing this application donated an Arbor Day tree planting project that he has been involved with, but did not feel that would impair his judgment on this issue.

TROY JESCHKE, Planning and Development, stated that the ride will be attached to the exterior of the existing Stratosphere Tower and will be accessed from the interior of the hotel/casino in a staging area next to the elevators for the tower. The ride will feature a fully enclosed car that will seat approximately 12 persons and sit on rubberized wheels for a quiet and smooth ride. Only one car will be operating on the ride at a time. The metal truss structure will house an elevator shaft that will raise the power to a height of 700 feet above the street level. The car will then move out horizontally and proceed over a latch rotating 90 degrees so the riders are facing the ground. The car will proceed down a 204-foot freefall before curving outward from the tower across Las Vegas Boulevard, reaching a maximum speed of approximately 122 miles per hour.

On the opposite side of Las Vegas Boulevard a 416 foot tall return tower will be constructed with the track curving upward to slow down the car. The riders will swing back and forth until the car is slowed and the switch track opens and return the riders back to the start position where they will depart the ride.

The total track length is approximately 1,300 feet long. The structure will appear as a metal truss configuration with a track attached on the east side. Exterior cab locks and stairways will be visible along both sides of the tracks. An arch bridge will span the space across Las Vegas Boulevard and the parking lot across the street from the Stratosphere Hotel/Casino and support the main track and return track. The return track will have clearings of approximately 22 feet above Las Vegas Boulevard. The elevations of the ride are appropriate for the predominantly tourist-related commercial

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### ACTION

#### **Z-0167-94(1) - STRATOSPHERE GAMING CORPORATION**

4. The landscape plan shall be amended to depict palm trees spaced 30 feet on center within a 5-foot wide amenity zone directly adjacent to the Las Vegas Boulevard roadway, as required by Section DS3 of the Downtown Centennial Plan.

5. The landscape plan shall be amended to portray landscape finger islands at the rate of one island for every six parking spaces.

6. A decorative fence shall be installed in back of the landscape planter along the Las Vegas Boulevard frontage, as required by Section DS3 of the Downtown Centennial Plan.

7. The final color scheme of the ride structure shall be reviewed and approved by Planning and Development Department Staff.

8. The hours of operation for this ride shall be limited to 10 a.m. to 10 p.m. Sunday through Thursday and 10 a.m. to midnight Friday and Saturday.

9. All proposed night lighting of the ride and structure shall be administratively approved by Planning and Development Department staff, prior to the issuance of any building permits.

10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

12. All City Code requirements and design standards of all City departments must be satisfied.

area. However, in an effort to provide continuity between the ride and the rest of the hotel, the color scheme and nighttime lighting should be reviewed prior to any issuance of building permits.

The parking lot on the east side of Las Vegas Boulevard will serve as an overflow parking lot for the hotel and casino.

This ride does not conform with the Las Vegas Downtown Centennial Plan in that it is deficient in landscaping. Staff has a condition for additional landscaping. This development will be consistent with the General Plan Title 19A Zoning Code, the Downtown Centennial Plan, and other city plans, policies and documents.

Staff recommended approval, subject to the conditions.

ATTORNEY JOHN T. MORAN, III, appeared with STRATOSPHERE CHIEF OPERATING OFFICER RICHARD BROWN and STRATOSPHERE SENIOR VICE PRESIDENT BOBBY HARRIS to represent the applicant. This property is on an entertainment corridor. They did not meet with the neighbors because they did not think there was any opposition. This is not a traditional roller coaster. They are not trying to encroach into the neighborhoods, but want to entice people into the area and to come to Las Vegas from around the world. The riders will not be able to be heard because the device is totally enclosed. This ride is on a flat track, which does not generate any friction. It is the most advanced designed device of its kind in the world to date. The cars have rubber tires, no chains and no moving parts.

A leg of the tower points towards the east and southwest. The tall part of this structure is completely housed between the two legs of the tower to prevent people from seeing the ride. The only person that would be affected by the appearance of this ride would be someone living around Paradise Road and Sahara Avenue.

The bottom part of the ride is approximately 100 feet from the curb on the east side of Las Vegas Boulevard going over into the parking lot. Las Vegas Boulevard is a major thoroughfare.

This property is zoned C-2. This ride will not go across Paradise in the worst-case scenario.

They will conform to the landscaping requirements under the Las Vegas Centennial Plan.

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13. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

#### Public Works

14. Obtain an aerial easement from the Nevada Department of Transportation and provide a copy of such to the City prior to the issuance of any permits for this site.

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.

17. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

The traffic control at this location will be adequate to handle this proposal. The Regional Transportation Commission is responsible for traffic patterns. There are several hotels that have eye-catching amenities along Las Vegas Boulevard.

In the free market people have to be treated equally. The Stratosphere is proposing to contribute \$20 million into this structure to compete equally with the other hotel/casinos. The City engineers are not going to permit a structure that will fall down. This will entice more people to come to the property, which will generate more revenue for the City. They have recently built an additional 800 rooms and more parking.

The applicant has spent \$100 million to upgrade this property to make it appealing for the neighbors. **He submitted petitions containing 239 signatures in approval from the neighbors.** The applicant has completed everything they proposed.

This is not a noisy ride. There will not be more traffic generated than is necessary. Safety is not a concern. They have contacted the Nevada Department of Transportation about obtaining air rights over Las Vegas Boulevard. NDOT has indicated that when final action has been obtained from the City Council they will look into allowing that encroachment.

The property owners in the area feel the tower will depreciate their property values. He read a letter from an appraiser with Clark County. The letter indicated that the average appreciation rate for the area is 5.5% annually.

This proposal will not compromise the health, safety or well being of the public. They concur with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

GARY ROSS, Aztec Inn, 2200 South Las Vegas Boulevard, appeared in favor of anything that will bring more traffic, businesses and pedestrians into the area. However, the design of the intersection needs to be addressed. Where Baltimore Avenue and the Strip meet on the north side there is a crosswalk and four-way stop sign. There is no crosswalk on the south side of the street. The Aztec Inn has 200 parking spaces in the Stratosphere parking garage, but have never used them.

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18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-167-94 and all subsequent site-related actions.

JACK LEVINE, Southridge Neighborhood Association, 1818 8<sup>th</sup> Street, appeared in protest. A lot of the families moved out of the area years ago and it started to deteriorate. However, in 1990 the property owners started to upgrade their properties and families started moving into the area. He fears this project will harm the area.

JOHN DELIKANAKIS, 548 Barber Way, appeared in protest. This is inconsistent with the plans for the revitalization of downtown. They have been upgrading their properties. This project will bring people into the area to ride the roller coaster and then leave, which will not help in the development of downtown. The residents do not want to live in the shadow of a carnival.

ROBERT BELLIS, John S. Park Neighborhood Association, and City of Las Vegas Historic Preservation Commission, 823 Park Paseo, appeared in protest. Las Vegas Boulevard was to be considered an historical street. He would prefer a 700-foot tall building. A lot of roller coasters have polyethylene tires and they all make noise. He did not feel this ride will generate a lot of money.

YVONNE DuPLAIN, owner of two motels next to the parking lot, appeared in protest. This will impact her businesses with its noise. She asked the hours of operation and whether the applicant has heard this type of ride operating. She was also wondering how long Las Vegas Boulevard will be closed to allow for the construction of the ride.

MS. THORNTON, owner of properties in close proximity to the Stratosphere, appeared in protest. One of her properties is less than 50 feet away from the garage of the Stratosphere. The Stratosphere is using her parking lot for their guests. There is already noise generated from the Stratosphere property.

ARLENE KING, 1704 South Eighth Street, appeared in protest. The needs of the residents in Las Vegas should be taken care of first. The property values in the area have increased despite the Stratosphere. The residents are trying to bring this neighborhood into an historic category and now this project would turn it into another Coney Island.

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RUTH BORG, 2016 Van Patton Place, appeared in protest. She has lived in Las Vegas for 48 years. She enjoys the fireworks from the Stratosphere. This ride is too dangerous. She was concerned that this proposal will depreciate her property. She wants to live in a residential area and not where there is a tourist attraction.

THOMAS GUGASTOMOS, 400 San Dimas Court, appeared in protest. He does not believe this ride will be quiet, will not increase tourist traffic, and would contemplate selling his house if this is constructed.

BEN CONSTANTINE, 1047 East Oakey Boulevard, appeared in protest. The residents are concerned about the aesthetics and encroachment into the neighborhood. He wondered what this will bring to the renovation of downtown and if this project will enhance or provide an atmosphere that is welcoming to people who want to invest in residential living. He also wondered what type of tourists this ride will draw. He did not think this project will serve as a gateway to downtown. The plans for downtown must include residential living.

DAVID FIGLER, 1302 South Sixth Street, appeared in protest. The Centennial Plan says the success of downtown areas across the country often depend upon integrating a successful residential community in, among, and adjacent to the downtown. Las Vegas needs to build upon the existing infrastructure already in place. Title 19A.00.030 indicates the intent is to preserve the present qualities and advantages that exist in the city, protect human, environmental, social, natural and economic resources and maintain through orderly growth the character and stability of the present and future land use and development in the city. This is a unique neighborhood. This project will result in the residents leaving the neighborhood and will just increase money for the executives of the Stratosphere.

JONELL THOMAS, 1509 South Fifth Place, appeared in protest. She lives and has a business in the area. This ride does not add anything aesthetically to the neighborhood and makes it a place where she does not want to raise her children and have her business. This is incompatible with the neighborhood.

MICHAEL PAWLAK, 1320 South Seventh Street, appeared in protest. The applicants feel anything could be built on Las Vegas Boulevard. This is a major entryway to the downtown.

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KATE HAUSBECK, 1111 South Fifth Place, appeared in protest. Putting an amusement ride in the area will not save the residential area, Stratosphere or downtown. People are what save cities. This is one of the oldest neighborhoods in Las Vegas and in an historic district. She did not think there would be more thrill rides and more casinos in the area. This project will not help to revitalize the neighborhood.

CHRIS GIUNCHIGLIANI, 706 Bracken Avenue, appeared in protest. There is an issue of quality of life. Most of the people utilizing the ride will be young who will not be gambling nor purchasing any food.

ROBERT CLARK, Alarmco, 2007 South Las Vegas Boulevard, appeared in protest. This ride will be located so close to the Alarmco building that it will cause vibrations affecting their sensitive equipment. His company has never received any information from the applicant concerning this ride.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. Reurbanization is the key to saving the city with a mix of housing, shops, parks, educational, and cultural amenities. Any city that has a donut is not considered successful.

ROBBI ERNST, 1331 Burnham Avenue, appeared in protest. This project is not a legitimate use of the air and land space.

TODD FARLOW, 240 North 19th Street, appeared in protest. This ride will create noise and will not contribute to the quality of life. Casinos are based on money.

VINCENT FRYE, Henderson, Nevada, appeared in protest. **He submitted a petition with 209 signatures in opposition.**

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY MORAN appeared in rebuttal. He thought the Commissioners should rely on staff's recommendation since they are the most versed in Title 19A. The Assessor did not feel this would devalue the properties. An attorney living in the area has had his home increase in value. This is not close to Alarmco. A CAT bus will provide more vibrations than this ride. Lastly, the Stratosphere is interested in producing revenue or they would not be able to upgrade their property. The Stratosphere is requesting to be treated equally. They pay their taxes and license fees and are showing a positive growth.

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COMMISSIONER EVANS asked the applicant how often this ride will be operating. ATTORNEY MORAN responded that there will be three minute intervals.

COMMISSIONER McSWAIN asked if the plan has identified who this ride is trying to attract and the price to go on the ride. ATTORNEY MORAN said they are trying to attract people from all walks of life who enjoy thrill seeking amusement devices. They are also trying to increase the number of restaurants and have a convention center in the future. The applicant has not established how much it will cost to go on the ride. RICHARD BROWN, Stratosphere Chief Operating Officer, explained that they are unsure of the type of people who will be utilizing the ride. They are attracting a broad range of individuals on their present ride.

COMMISSIONER McSWAIN asked if there has been any consideration given to individuals loitering. MR. BROWN responded that they do not allow loitering on the property and their security force addresses those issues.

COMMISSIONER GOYNES said he has researched Aerodynamics, who build a safe and quality product. Will people be able to impede this structure? MR. BROWN responded that steps will be taken to prevent that from happening.

COMMISSIONER GOYNES asked if there is any way that the type of noise decimal can be determined and if there are any current statistics on noise and traffic in terms of decimals. BART ANDERSON, Public Works, said that is outside his area of expertise.

COMMISSIONER GOYNES felt Las Vegas attracts all types of people. It is not fair to identify a specific market. He felt this will bring families to the downtown. He wanted the record to reflect that he received a message from Mr. Constantine in opposition.

COMMISSIONER EVANS noted that some of the neighbors only heard of this proposal by reading about it in the newspapers. None of the other hotels with shows, etc. are close to a residential neighborhood. The Stratosphere needs to succeed. He wondered if the benefit of this project will out-way the concerns of the nearby residents. The area around the Stratosphere is at a critical juncture and wondered if this project will enhance the renaissance of the downtown. The

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architectural integrity of the Stratosphere tower has changed the skyline of Las Vegas. This thrill ride changes the integrity of the tower. There needs to be a partnership between the Stratosphere and the residents. The Municipal Code states that the Planning Commission and/or the City Council must affirm six concerns. Five concerns have been met, but the sixth concern relates to the appearance, which has not been met, so he cannot support this request.

COMMISSIONER QUINN said he went with his wife to various hotels that have roller coasters and found the noise and appearance were not objectionable. He is glad there is traffic on Las Vegas Boulevard to support the businesses. This is a perfect area for an entertainment device and did not foresee it going into the neighborhood. People come to Las Vegas because there are different types of entertainment than what is offered in their communities.

COMMISSIONER McSWAIN was concerned about the element that will be attracted to this device. Secondly, she wondered if the downtown would be taken seriously if this type of venue exists. She objected to it being at the corridor to the downtown area. This company has put a lot of money into this project because it is necessary in order to compete with the other projects.

COMMISSIONER GOYNES thought housing will be coming to the downtown in terms of high rises. This is trying to bring children and parents into the hotel/casino. Staff feels this ride should be approved.

CHAIRMAN GALATI said he has agonized more over this project than any others since he has been on the Planning Commission. He has studied cities and felt the key to downtown is housing. He was unsure if this project will diminish property values, create more noise, or generate more traffic. The Stratosphere tower is tantamount to the Space Needle in Seattle. He was concerned about the aesthetics. This city thrives on unusual developments. The downtown has a responsibility to create a character and a place that is unique. There needs to be a balance between economics, gaming, and vibrant places for people to live in downtown. This is not an appropriate location for this thrill ride.

**To be heard by the City Council on October 17, 2001 as the first item on the agenda to start no earlier than 1:00 p.m.**

(7:31 - 9:50) 1 – 2887/2 - 1/3 - 1 (RECESS)

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ACTION

**B-17.**

**Z-0076-98(23) - CENTENNIAL CENTER,  
LIMITED LIABILITY COMPANY ON BEHALF  
OF CINGULAR WIRELESS**

Request for a Site Development Plan Review TO ALLOW ANTENNAS TO BE PLACED ON AN EXISTING 75 FOOT TALL PYLON SIGN on the east side of Centennial Center Boulevard, approximately 975 feet southeast of its intersection with Tropical Parkway (APN: 125-28-610-003), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 264

APPROVALS 0

PROTESTS 0  
1 [Speaker at Meeting]

STAFF RECOMMENDATION: APPROVAL,  
subject to conditions:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. The communications facility and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

3. All development shall be in conformance with the site plan and elevations, except as amended by conditions herein.

4. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(Quinn excused)**

ANDREW REED, Planning and Development, explained that this request is to allow antennas to be placed on the existing 75-foot tall pylon sign. Six panel antennas will be mounted on the sign at a height of 70 feet and will be painted to match the pylon sign structure. Ground equipment will be located in a nine foot by 14-foot lease area and will be screened by a decorative block wall. Staff finds the amount of antenna panels to the sign structure is compatible to the surrounding commercially developed area. Staff recommended approval.

ROGER SPENCER, 1201 Town Center Drive, Suite 100, appeared on behalf of Cingular Wireless and presented an architectural rendering of the sign. Two antennas will be placed on each of the corners and the ground equipment will be located approximately 40 feet to the right of the existing sign. It will be enclosed in a blocked wall that would match the decorative rock at the base sign. MR. SPENCER concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in opposition of the proposed sign.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL commented that the cell industry needs to do more in finding appropriate locations for these facilities, to into consideration the aesthetics as well, not only looking to provide service in a neighborhood. He commended the applicant's efforts on this project.

**To be heard by the City Council on October 17, 2001.**

(7:07 - 7:10) 1 – 2287

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**B-18.**

**Z-0033-01(1) AND Z-0034-01(1) - PARDEE CONSTRUCTION COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 243-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 50.08 Acres on the south side of Farm Road, west of Fort Apache Road (APN's: 125-18-701-004 and 009 through 014; 125-18-702-001 through 003; 125-18-801-006 and 007), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [Proposed R-PD5 (Residential Planned Development - 5 Units Per Acre)]; and U (Undeveloped) Zone [L-TC (Low Density Residential) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

NOTICES MAILED 48

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION:

**CONDITIONS OF APPROVAL**

1. In accordance with Chapter 18.12.110 of the Subdivision Code, this site plan shall be revised to eliminate the dead-end termination of any interior residential streets which extend west of Tee Pee Lane, outside of the Town Center Residential Area. The tentative map for this site shall reflect such revisions. (Public Works)

2. Submit a Petition of Vacation for Chieftain Street south of Via Provenza Avenue and portions of Via Provenza Avenue west of Chieftain Street. Such vacation shall be recorded prior to the issuance of any building or grading permits overlying the area to be vacated. (Public Works)

Truesdell -

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

**Unanimous with Buckley abstaining because he does legal work for Pardee Construction Company (Quinn excused)**

ANDY REED, Planning and Development, stated that the applicant requested that this item be held in abeyance until the 9/20/01 Planning Commission meeting to meet with staff regarding the open space for this project.

APRIL, McGRIFF, Bossard Developer Services, 2920 North Green Parkway, Suite #814, appeared on behalf of the applicant and requested that the item be held in abeyance to the 9/20/01 Planning Commission meeting.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on September 20, 2001.**

(6:06 - 6:07) 1 - 75

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**Z-0033-01(1) AND Z-0034-01(1) - PARDEE  
CONSTRUCTION COMPANY**

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

3. Dedicate, obtain dedication, or obtain roadway easement rights for the north half of Via Provenza Avenue and the south half of Solar Avenue adjacent to this site prior to the submittal of a Tentative Map for this site. Construct appropriate half-street improvements on Via Provenza and Solar Avenue, including sufficient paving over the centerlines to provide two-way traffic access concurrent with development of this site. If such dedication or easement rights can not be procured for any reason, this site plan must be revised to eliminate the proposed half-streets. (Public Works)

4. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 80 feet and 40 feet where appropriate for Tee Pee Lane, 80 feet and 40 feet where appropriate for Severance Lane, a 25 foot radius at the southeast and southwest corners of Farm Road and Tee Pee Lane, a 25 foot radius at the northeast corner of Tee Pee Lane and Solar Avenue and appropriate radii for the entire proposed roundabout prior to the issuance of any permits. (Public Works)

5. Construct full-width street improvements where appropriate on Tee Pee Lane, Severance Lane and the proposed Roundabout; also, construct half-street improvements including appropriate overpaving (if legally able) on Farm Road, Tee Pee Lane and Severance Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. (Public Works)

6. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. (Public Works)

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**Z-0033-01(1) AND Z-0034-01(1) - PARDEE  
CONSTRUCTION COMPANY**

7. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. (Public Works)

8. Site development to comply with the Town Center Development Standards, all applicable conditions of approval for Z-33-01, Z-34-01 and all other subsequent site-related actions. (Public Works)

9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. (Public Works)

**ABEYANCE TO 9/20/01 PLANNING COMMISSION**

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**B-19.**

**Z-0064-00(2) - BRIAN NAAS**

Request for a Review of Condition numbers 2, 3, 4 & 5 of Rezoning case (Z-0064-00) TO ALLOW RELIEF FROM ALL PUBLIC WORKS IMPROVEMENTS located at 1820 Willow Trail (APN: 139-19-704-008), R-1 (Single Family Residential) under Resolution of Intent to C-2 (General Commercial), Ward 5 (Weekly).

NOTICES MAILED 88

APPROVALS 1

PROTESTS 2

**STAFF RECOMMENDATION:** DENIAL OF REVIEW OF CONDITION NUMBERS 2, 4, AND 5; APPROVAL OF REVISION OF CONDITION NUMBER 3, subject to:

1. Original Condition of approval #3 shall be revised as follows: "Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Willow Trail adjacent to this site prior to the issuance of any permits."

2. Compliance with all other Conditions of Approval of Rezoning (Z-0064-00) and Site Development Plan Review [Z-0064-00(1)].

**Goynes -**

**DENIED REVIEW OF CONDITIONS NUMBERS 2, 4 AND 5, APPROVED, SUBJECT TO STAFF'S CONDITIONS REVIEW OF CONDITION #3.**

**Unanimous  
(Quinn excused)**

ANDREW REED, Planning and Development, noted that the applicant's justification letter states that he was not fully appraised of the conditions to be imposed and that the improvements required are out of context with the surrounding properties. The applicant is requesting the Review of Condition #2, which requires dedication of an additional five-feet or right-of-way for a total of half street width of 30 feet on willow trail adjacent to this site prior to the issuance of any permits. Staff finds that this dedication is not an owner's burden, since other properties along Willow Trail have been and will continue to be subject to the same stipulation. Therefore, staff recommends denial of Review of Condition #2.

The applicant is requesting of Review of Condition #3, which requires half street improvements, including an appropriate overpaving on Willow Trail adjacent to this site. Staff finds that because the subject site is quite small and located mid block, the imposition of this condition would yield insignificant public benefits at the present time and also notes that there are no other properties to the vicinity of this site, which have yet provided half-street improvements. Therefore, staff recommended approval.

The applicant is also requesting for a Review of Condition #4 regarding the Traffic Impact Analysis. Staff finds that this condition is standard for all development parcels and that typically an alternative can be worked out with the Department of Public Works. Therefore, staff recommended denial of Review of Condition #4. The applicant is requesting a Review of Condition #5, which deals with the drainage plan. Staff notes that the technical drainage studies have been required for other development in the area and that this site is in a FEMA designated flood zone. Because there are no new structures indicated as part of this rezoning, staff finds that this condition of approval is valid and therefore recommends denial of the Review of Condition #5. Therefore, staff's recommendation is to deny the Review of Conditions for Condition #2, 4 and 5 and to approve the Review of Condition #3, subject to conditions. MR. REED noted that what the Board would be looking at only applies to these conditions. Whatever action the Board takes will not have any effect on any other conditions dealing with the property.

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**Z-0064-00(2) - BRIAN NAAS**

TIM NAAS, 7409 Tempest Court, pointed out that he was under the belief that only Condition #3 would be reviewed. He did not know that overpaving meant sidewalk, curb and gutter, and added that other properties in the area do not have sidewalks, curb and gutter at this time. He asked that construction of half-street improvements be deferred at a future date and that he be allowed to construct and pave the parking lot.

CHAIRMAN GALATI declared the Public Hearing open.

JANICE HARLAN, 1821 Willow Trail, resides across from the applicant's property, where many vehicles that come and go to the applicant's property raise a lot of dust. Additionally, the applicant has not improved the property as specified on a map.

CHAIRMAN GALATI declared the Public Hearing closed.

CHAIRMAN GALATI verified with MR. REED that the applicant did not have a required time limit on the original approval. MR. NAAS added that he is trying to get the road paved to reduce the dust. However, he was not able to obtain a permit until this process. He discussed with COMMISSIONER GOYNES that he has a small business where he teaches air conditioning to students and offers them a place to gain additional experience in this field. Once the parking lot is paved, it will also be landscaped. COMMISSIONER GOYNES asked MR. NAAS to work with the neighbors to mitigate their concerns. COMMISSIONER BUCKLEY suggested that staff look into this issue prior to the City Council meeting.

**To be heard by the City Council on October 17, 2001.**

(7:10 - 7:31) 1 -2442 (RECESS)

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C.

## NON PUBLIC HEARING ITEMS:

C-1.

### AR-0012-89(3) AND AR-0016-90(3) - GEMINI, INC. ON BEHALF OF THE LADY LUCK HOTEL/CASINO

Request for a Review of Condition Number 1 of AR-0012-89(3) and AR-0016-90(2) WHICH REQUIRED THE TEMPORARY STRUCTURES TO BE REMOVED BY OCTOBER 21, 2001 located adjacent to the northwest corner of Ogden Avenue and 4th Street, (APN: 139-34-510-030), C-2 (General Commercial) Ward 5 (Weekly).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

#### Planning and Development

1. The applicant shall submit an overall Site Development Plan Review by November 6, 2001, that addresses the following issues:

The integration of the uses currently occurring in the temporary structures into permanent facilities on the site. The temporary structures shall be removed from the site by October 17, 2002.

The development of the portion of 3<sup>RD</sup> Street proposed to be vacated under VAC-0030-98.

2. Site development to comply with all applicable conditions of approval for AR-0012-89, AR-0016-90 and all other site-related actions.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

ANDREW REED, Planning and Development, stated that these temporary structures have been located on the east side of the Lady Luck site since 1990. A temporary tent is used for group meetings and entertainment for large parties. The tent is made of a heavy vinyl material and is 12,000 square feet in size with an attached 20 by 30 foot accessory tent. The adjacent temporary trailer has a masonite exterior and is used as a dressing room. Since the property has changed ownership, and the new owners have indicated that they area in the process of developing a master plan for the entire site, staff finds there is adequate justification to allow the continued use of the temporary structures, and recommends approval of this request. Because the applicant has stated that the removal of these structures is linked to the development of the master plan for the entire site, it is staff's recommendation that the continuation of the use of the temporary structures be subject to the applicant submitting an overall Site Development Plan Review by November 6, 2001, that addressed the following issues:

1. The integration of the uses currently occurring in the temporary structures into permanent facilities on the site. The temporary structures shall be removed from the site on or before October 17, 2002.
2. The development of the portion of 3<sup>rd</sup> Street Proposed to be developed under VAC-0030-98.

Staff recommended approval.

GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared on behalf of the Lady Luck. Also present were DICK MEISTER, Officer of Isle of Capri, who purchased the Lady Luck, and HEPP MAY. MR. BORGEL concurred with staff's conditions, and stated that the applicant is working actively on an overall development plan for the property's aesthetics that will be benefit the applicant, as well as the City. MR. BORGEL thanked staff for working with the applicant on this project.

**To be heard by the City Council on October 17, 2001.**

(10:10 - 10:14) 3 – 1407

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C-2.

**Z-0016-96(4) - HHF, INC.**

Request for a Site Development Plan Review FOR A PROPOSED 48-LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION (TOWNHOMES) on 5.18 Acres, located adjacent to the southwest corner of Jensen Street and Gowan Road, (APN: 138-07-301-006) U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre), Ward 4 (Brown).

NOTICES MAILED      N/A

APPROVALS      0

PROTESTS      0

**STAFF RECOMMENDATION:**

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The applicant shall request a Waiver of the minimum private street width as part of the Tentative Map application. A Tentative Map which includes a Waiver is required to be heard by the Planning Commission for a recommendation, with final action for the Tentative Map occurring at a City Council meeting.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The setbacks for this development shall be a minimum of 15 feet to the front of the house, a maximum of 5 feet to the front of the garage, 5 feet on the side, and 10 feet in the rear.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDED CONDITION THAT THE TENTATIVE MAP FOR THIS DEVELOPMENT SHALL BE PLACED ON THE PLANNING COMMISSION AGENDA AS A NON-PUBLIC HEARING ITEM, AND SHALL NOT BE A CONSENT ITEM. THE APPLICANT SHALL INCLUDE DETAILED ELEVATIONS AS PART OF THE TENTATIVE MAP APPLICATION.**

**Unanimous**

ANDREW REED, Planning and Development, indicated that the Site Plan indicates a gated driveway will provide access to the project from Gowan Road. All lots will front to 28-foot wide private streets. Twenty-two of the units will have two car garages. The remaining 16 units will have a one car garage with a one car parking space located immediately adjacent. Landscaping will be provided within a 10-foot wide planter along Gowan Road, a 25-foot wide planter/common area along the south property line, a six-foot wide planter along the west property line, and a 20-foot wide planter/common area along the east property line. Common open space will be provided in the amount of 0.80 acres and includes a swimming pool area in the center of the site. The elevations depict attached town home structures with stucco exteriors and concrete tile roofs.

Staff finds that the proposed 26 and 28-foot wide private streets are not in compliance with the standards of the City of Las Vegas Title 18, which requires private streets to be a minimum of 38-feet in width. If this Site Development Plan Review is approved, the applicant is required to request a Waiver of the minimum private street width as part of the Tentative Map application. A Tentative Map, which includes a Waiver is required to be heard by the Planning Commission for a recommendation, with final action for the Tentative Map occurring at a City Council meeting.

Staff finds the submitted landscape plan depicts five gallon Oleanders within the planter along the west property line. This is not in conformance with the Las Vegas Urban Design Guidelines and Standards. Therefore, staff recommends the landscape plan be revised to depict minimum 24-inch box drought tolerant trees within this planter.

Staff finds the proposed 48 units attached town home development will be compatible with the adjacent development to the east and west of this site, with inclusion of the conditions listed. Staff recommended approval.

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5. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. Air conditioning units shall not be mounted on rooftops.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the side and rear property lines where no walls currently exist. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City departments must be satisfied.

BILL HUNTER, HMH Engineering & Surveying, 8080 West Sahara Avenue, Suite D, appeared together with JOHN MULL, HHF, Inc., 2421 Tech Center Court. MR. MULL concurred with staff's recommendations and conditions.

CHAIRMAN GALATI asked how much difference in grade there is between the existing single-family homes and the proposed town homes. He wants to ascertain that the pads will not be elevated to the point that they will become evasive to the single-family homes' backyards. MR. MULL replied that the grading has not been completed, but they intend to fully comply with the original conditions on the height and elevations as requested in the original zoning. MR. HUNTER added that preliminary grading has been done on the site. The units that are across the drive and across the 20-foot area may be in the range of seven feet higher than the residential homes. CHAIRMAN GALATI requested that a condition be added that the applicant stay as close to natural as technically feasible. BART ANDERSON, Public Works, stated that this site development plan will come back before the Planning Commission with a Tentative Map, and that the subdivision code requires them to provide cross section that show existing and proposed topographies.

MR. MULL indicated for CHAIRMAN GALATI that the structure would be stuccoed with a tile roof. The windows will have pop outs and archways around the patios. CHAIRMAN GALATI requested that the applicant provide a detailed elevation plan when he comes back for the Tentative Map. ROBERT GENZER, Director, Planning & Development Department, suggested that the Tentative Map be put on the agenda as a non-public hearing item, as opposed to being on the Consent Agenda so that the Planning Commission can review the plan at that time. MR. MULL concurred with the request.

**To be heard by the City Council on October 17, 2001.**

(10:14 – 10:22) 3 – 1553

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#### Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways (if proposed) shall be designed, located and constructed in accordance with Standard Drawing #222a.

14. The proposed site shall be redesigned to meet private street standards or obtain a waiver for a reduction of the required private street width concurrent with the approval of a Tentative Map for this subdivision.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may

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be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a final map, whichever may occur first, if allowed by the City Engineer.

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18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-16-96 and all other subsequent site-related actions.

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**APPROVED SUBJECT TO CONDITIONS**

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D.

## DIRECTOR'S BUSINESS:

D-1.

### TA-0029-01 - CITY OF LAS VEGAS

Discussion and possible action to amend the City of Las Vegas Zoning Code Title 19A.06.060 Downtown Overlay District to add an overlay district with specific standards for off-premise signs within the block bounded by Ogden Avenue on the north, Las Vegas Boulevard on the east, Fremont Street on the south, and Fourth Street on the west, Ward 5 (Weekly).

#### STAFF RECOMMENDATION: NO

RECOMMENDATION. If approved Amend Title 19A as follows:

1. Amend Title 19A.06.060 Downtown Overlay District to add the following subsection:  
D. Special Sign Overlay District

In order to allow maximum flexibility in placement of exterior signage on and around the Neonopolis retail and entertainment center, specific standards for signs within the block bounded by Ogden Avenue on the north, Las Vegas Boulevard on the east, Fremont Street on the south, and Fourth Street on the west are exempt from the automatic application of certain signage requirements and limitations in Subchapter 19A.14.050, Subchapter 19A.14.090, and Subchapter 19A.14.100. However, the exemption of does not prohibit City staff, The Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan Review of a Master Sign Plan review. Following are limitations on signage within the Special Sign Overlay District; where these requirements do not address requirements and standards regarding signage, the requirements and standards Subchapter 19A.14.050, Subchapter 19A.14.090, and Subchapter 19A.14.100 apply.

1. Off-premise sign surface area shall not exceed of 1,250 square feet per sign.

Truesdell -

### **ABEYANCE TO 9/20/01 PLANNING COMMISSION**

**Motion carried with Buckley abstaining because his law firm represented Neonopolis**

CHRIS GLORE, Supervisor, Planning & Development Department, explained that the request is to amend Title 19A.06 to add a new Special Sign Overlay District to the block which contains the Neonopolis project. The request will amend the Off-Premise Sign standards of Title 19A.14.100 in the following ways:

1. Allow a maximum off-premise sign surface area of 1,250 square feet.
2. Allow a minimum separation distance of five (5) feet between off-premise signs.
3. Allow off-premise signage to a maximum height of 83 feet above grade.
4. Allow off-premise signs to abut or encroach into public rights-of-way a maximum of 8 feet.
5. Allow off-premise signs to be placed on the building rooftop.

Additionally, the proposed Title 19A.14.105 Special Sign Overlay District will revise the on-premise sign standards of Title 19A.14.050 and 19A.14.090 as follows;

1. Allow on-premise wall signs to project a maximum of 8 feet beyond the top or sides of the building wall to which the sign is attached.
2. Allow on-premise wall signs to abut or encroach into public rights-of-way a maximum of 8 feet.
3. Allow a rooftop identification sign maximum area of 864 square feet.

Staff finds that there are two primary issues to be concerned with this request. The first is whether or not the Neonopolis project by its intended nature as a draw to the Downtown should incorporate the substantially more liberal sign standards as proposed in this Overlay District. Secondly, to be considered is whether or not the proposed signage program is appropriate for Neonopolis, if in fact, the Planning Commission believes that special sign considerations are appropriate for this site. Staff notes that the Neonopolis building is located in a visually strategic location, and will be a strong visual anchor for the Downtown area.

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## TA-0029-01 - CITY OF LAS VEGAS

2. The separation distance between off-premise signs shall not be less than five (5) feet.

3. Off-premise signs shall be no higher than 83 feet above grade.

4. Off-premise signs and on-premise wall signs may be permitted to encroach into public rights-of-way, a maximum of 8 feet, subject to the approval of an Encroachment Permit.

5. Off-premise signs may be permitted to be placed on the building rooftop. Rooftop project identification signs shall not exceed 864 square feet in area, and shall be limited to a maximum of two (2).

6. On-premise wall signs may be permitted to project a maximum of 8 feet beyond the top or sides of the building wall to which the sign is attached.

As such, it provides a visual gateway, and whatever signage exists on the Neonopolis will set a visual precedent for the rest of the Downtown area. Substantial wall areas with signage can be a visual draw, and create an impression on visitors as noted in areas of the County such as Times Square are of New York City. Within that district the large and animated signage is famous and an identifying mark of the neighborhood. However, staff notes that the proposed off-premise signage proposed within the Neonopolis project overlay area will differ from the Times Square experience in that is not intended to be animated or electronic. It will be the more traditional plastic covered billboard faces, and that it will be more typical of billboards found throughout the City of Las Vegas. Therefore, staff offers no recommendation. If approved staff recommends the approval be subject to the listed amendments to Title 19A.06.060 to add sub item D, Special Sign Overlay District with six specific standards.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked whether the proposed amendments could be changed in the future. CHAIRMAN GALATI replied that his understanding is that the item will be forwarded to the City Council in Ordinance Form. If it becomes an ordinance it does not necessarily become a matter of right. There is still discretion in terms of approving the Master Sign Plan, but it does allow things to happen that currently cannot.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER McSWAIN asked whether this is necessary at this time. She feels uncomfortable voting on the item without knowing exactly what is planned or what the developers of Neonopolis are proposing. The Board would be in a better position to approve a Variance at the time that a presentation is made, assuming that they bring forth a suggestion that would enhance the building. DEPUTY CITY ATTORNEY BRYAN SCOTT replied that the purpose of the Overlay District is to prevent the need for multiple Variances for this site. ROBERT GENZER, Director, Planning & Development Department, concurred and added that the project itself would require a Special Use Permit. The reason that this was brought forward is because this process takes longer. The applicant indicated to staff that they are currently

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in a position of construction on the structure that requires them to move forward as quickly as possible. The Planning Commission has the option to hold this item in abeyance for two weeks to be considered at the same time as the review of the Special Use Permit, at which time the applicant will have a plan or a graphic of what it will actually look like.

COMMISSIONER TRUESDELL asked whether the overlay will be done on every block Downtown, or will there be a comprehensive plan created. MR. GENZER replied that staff does not anticipate seeing this happening on every block Downtown. At the present time Neonopolis is the only project that has requested this amendment. Thus, the reason is being concentrated on that specific block. Once the project gets built, there will be a better understanding of whether or not it is something that could be extended downtown.

COMMISSIONER McSWAIN reiterated her concerns and added that this might create and set some type of precedent.

COMMISSIONER TRUESDELL expressed concern that the overlay on this building would short circuit the sign program for the rest of the Valley. He understands that the project needs signage, but if business is to be encouraged Downtown, a comprehensive sign plan needs to be implemented to create some flexibility throughout a broader area.

**To be heard by the Planning Commission on September 20, 2001.**

(10:22 - 10:33) 3 - 1856

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E.

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

ADJOURNMENT:

/ac

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked whether the Planning Commissioners had an opportunity to visit his neighborhood. Secondly, he mentioned an article written by KATE HAUSBECK in the Las Vegas Weekly Magazine referring to how the people are important to Downtown, and that if a livable atmosphere is created downtown, business will follow. This is especially true if existing well-built homes are refurbished.

COMMISSIONER McSWAIN commented that during the course of reviewing the Stratosphere proposal, she was disappointed to see the poor conditions of the medians, the palm trees, and overall landscaping along Las Vegas Boulevard up to Sahara Avenue. The medians are overgrown with weeds and filled with debris. The medians were created to beautify a corridor that brings people downtown. These areas need to be maintained if the City wants to encourage a positive neighborhood feeling, and if it is truly interested in investing in the Downtown area. She asked who is responsible for their maintenance.

CHAIRMAN GALATI stated that it is ironic that there have been discussions about Downtown in this particular meeting. Two days ago a man named STEVEN EISENHOWER died, an architect and co-author of the book "Learning from Las Vegas" written in the 1960s. He wondered what his opinion would have been regarding the dialogue that was held at this meeting.

COMMISSIONER GOYNES commented the Board has healthy discussions as Commissioners, and stated for the record that there was no personal attack on COMMISSIONERS McSWAIN and EVANS. He is very passionate about the old areas of Las Vegas, where he grew up and went to school. The inner side of Las Vegas is dying, while the outer side is growing.

COMMISSIONER McSWAIN replied that there was no offense taken on her part. She appreciates his passion because she feels the same passion. Even though she does not live in the Downtown corridor, she wants to see the Downtown area survive and thrive.

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:41 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

ANGELA CROLLI, DEPUTY CITY CLERK